

GIS REGISTRY INFORMATION

SITE NAME: VAN'S LUMBER & HARDWARE

BRRTS #: 03-31-001627

CLOSURE DATE: 04/02/2002

STREET ADDRESS: E176 COUNTY ROAD S

CITY: RED RIVER

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):

X= 697644

Y= 465702

OFF-SOURCE CONTAMINATION (>ES):

☐ Yes

☒ No

IF YES, STREET ADDRESS 1: _____

GPS COORDINATES (meters in WTM91 projection):

X= _____

Y= _____

CONTAMINATION IN RIGHT OF WAY:

☐ Yes

☒ No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter issued

Copy of most recent deed, including legal description, for all affected properties

Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties

County Parcel ID number, *if used for county*, for all affected properties

Location Map which outlines all properties within contaminated site boundaries in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy)

Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy)

Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)

Isoconcentration map(s), *if available from site investigation (SI)* (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of contamination defined. **If not available, include the following 2 types of maps:**

Latest groundwater flow/monitoring well location map

Latest extent of contaminant plume map

Geologic cross-sections, *if available from SI*. (8.5x14" if paper copy)

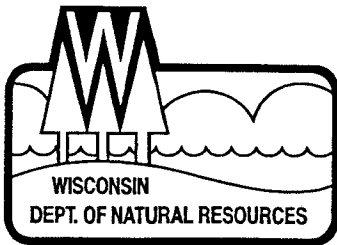
RP certified statement that legal descriptions are complete and accurate

Copies of off-source notification letters (if applicable)

Letter informing ROW owner of residual contamination (if applicable)

Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure*.

X
X
X
X
X
X
X
X



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Ronald W. Kazmierczak, Regional Director

Northeast Region Headquarters
1125 N. Military Ave., P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone 920-492-5800
FAX 920-492-5913
TTY 920-492-5912

April 3, 2002

Mr. Wayne Vanden Houten
E176 County Road S
Luxemburg, WI 54217

SUBJECT: Final Case Closure By Closure Committee With Conditions Met for Van's
Lumber & Hardware, E176 County Road S, Luxemburg, WI
WDNR BRRTS #: 03-31-001627

Dear Mr. Vanden Houten:

On August 18, 1999, your site as described above was reviewed for closure by the Northeast Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On August 30, 1999, you were notified that the Closure Committee had granted conditional closure to this case.

On April 2, 2002, the Department received final correspondence indicating that you have complied with the conditions of closure (monitoring well abandonment, filed groundwater use restriction & provided soil disposal documentation). Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed on April 2, 2002, and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me in Green Bay at (920) 492-5921.

Sincerely,

Keld B. Lauridsen
Hydrogeologist
Remediation & Redevelopment Program

cc: Karl Schuldes, Robert E. Lee & Associates,
2825 South Webster Ave, Green Bay, WI 54301-2878

214230

RECORDS
VOL 127 PAGE 481

THIS SPACE RESERVED FOR RECORD DATA

1969 Sep 17 AM 11:03
1969 SEP 17 AM 11 03THIS INDENTURE, Made by Ervin Kropp and Mary Kropp, his wife,grantor S. of BROWN County, Wisconsin, hereby conveys and warrants to Van's Lumber and Hardware, Inc., a Wisconsin Corporation.Mr. Glenn J. Slatky
REGISTER OF DEEDS
KEWAUNEE COUNTY, WIS.of Kewaunee County, Wisconsin, for the sum of One and no/100 (\$1.00) Dollars, and other valuable consideration,
the following tract of land in Kewaunee County, State of Wisconsin;

RETURN TO

M. R. B.2-40Lot Five (5), Block Five (5), Assessor's Plat No. 2nd
of the Town of Red River, Kewaunee County, Wisconsin
(also as described in Vol. 86 of Records, Page 252).

This is to certify that this is a true and correct reproduction of the record filed in the Register of Deeds Office of Kewaunee County, Wisconsin.

SEP 3 1999

Issued:

Marilyn G. Mueller
Marilyn G. Mueller, Register of Deeds
Kewaunee County, Wisconsin 54216IN WITNESS WHEREOF, the said grantor S. ha VE hereunto set their hand S. and seal S. this 6th day of August, A. D., 1969.

SIGNED AND SEALED IN PRESENCE OF

Glenn J. SlatkyMildred H. BerkeyErvin Kropp (SEAL)Mary Kropp (SEAL)Mary Kropp (SEAL)

(SEAL)

STATE OF WISCONSIN,

Kewaunee County.Personally came before me, this sixth day of August, A. D., 19 69the above named Ervin Kropp and Mary Kropp, his wife,to me known to be the person S. who executed the foregoing instrument and acknowledged the same.Glenn J. SlatkyNotary Public WisconsinMy Commission (Expires) (Is) permanent.

This instrument drafted by

Atty Glenn J. Slatky

(Section 44.1 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary).

WARRANTY DEED—STATE OF WISCONSIN, FORM NO. 9

R. C. MILLER CO., BURLINGTON

document has been microphotographed in accordance with standards established by Section 89.30(3) of Wisconsin Statutes with outpublished procedure. Mr. M. Slatky (Jr.) (Jr.) Atty M. Slatky, Kewaunee County Register of Deeds, Kewaunee, Wis.

ASSESSOR'S PLAT

PART OF GOVERNMENT LOT 1, 8 &
OF THE SW 1/4-NW 1/4, SEC. 18, T25N, R2
RED RIVER, KEWAUNEE COUNTY

FEBRUARY 1960



LEGEND
D 2" X 30" IRON PIPE, 385.64/L.F.
E 1 1/4" X 24" IRON PIPE, 227.14/L.F.
F 1" X 24" IRON PIPE, 188.14/L.F.

ALL DISTANCES SHOWN ARE
TO HUNDREDTHS OF A FOOT.

ALL ANGLES AND BEARINGS
SHOWN ARE TO TENTHS OF
A MINUTE.

BEARING DATUM - WISCONSIN
HIGHWAY COMMISSION PROJ.
FOS-3111

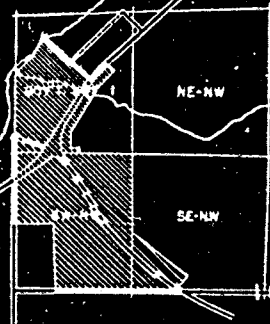
BROWN COUNTY

KEWAUNEE COUNTY

PLAT OF DYCKESVILLE BEACH

CURVE NOTES
P.I. • 417+83.93
L • 155° 49'
A • 24° 11'
D • 54° 00'
T • 245° 57'
L • 483.68'
R • 1148.28'
P.C. • 415+15.36
P.T. • 420+02.08
COUNTY
LINE • 415+43.83

CURVE NOTES
P.I. • 427+22.70
L • 185° 35'
A • 15° 35'
D • 49° 00'
T • 198° 00'
L • 388.80'
R • 1432.85'
P.C. • 425+28.70
P.T. • 429+18.30
NE END
OF PLAT 429+11.28



LOCATION SKETCH
SCALE - 1" = 675'

This is to certify that this is a true and correct Reproduction of the
record filed in the Register of Deeds Office for Kewaunee County, Wisconsin.

Alice M. Flaherty
(Mrs.) Alice M. Flaherty
Register of Deeds of Kewaunee County, Wisconsin

Issued: June 20, 1968

V & T Investments, a joint venture consisting of
Lyle Tielens and Ray Vanden Houten, Jr.,

1993 FEB 22 AM 9:37

Marilyn G. Mueller

REGISTER OF DEEDS
KEWAUNEE COUNTY, WIS.

conveys and warrants to Van's Lumber & Hardware, Inc., a
Wisconsin corporation.

PD 1202

RETURN TO Ray Vanden Houten, Jr.
c/o Van's Lumber & Hardware, Inc.
E176 County Road "S"
Luxemburg, WI 54217

the following described real estate in Kewaunee County,
State of Wisconsin:

Tax Parcel No: 31-018-18-051

See attached legal description

WHZ EX CODE W-7

This is to certify that this is a true and correct
reproduction of the record filed in the Register
of Deeds Office of Kewaunee County, Wisconsin.

Issued: SEP 3 1999

Marilyn G. Mueller
Marilyn G. Mueller, Register of Deeds
Kewaunee County, Wisconsin 54216

is not
This homestead property.
(is) (is not)

Exception to warranties:

Prior highway conveyances, easements and restrictions of record.

Dated this 12th day of February, 19 93

V & T INVESTMENTS

By: Lyle Tielens

By: Ray Vanden Houten, Jr.

AUTHENTICATION

Signature(s) Ray VANDEN HOUTEN, JR.

authenticated this 12th day of February, 19 93

JOHN E. HERALD

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Attorney John E. Herald
Green Bay, Wisconsin

(Signatures may be authenticated or acknowledged. Both
are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

BROWN

County.

Personally came before me this 12th day of
February, 19 93, the above named
Lyle Tielens

to me known to be the person
who executed the foregoing instrument and acknowledged the same.

ALLAN M. ROSS
Notary Public
Brown

My Commission is permanent. XXXXXXXXXXXXXXXXXXXXXXXX
XX

Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN

Warranty Deed Blank Form

5

Parcel No. 31-018-18-051

That part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Eighteen (18), Township Twenty-five (25) North, Range Twenty-three (23) East, lying East and South of State Highway "57", Town of Red River, Kewaunee County, Wisconsin, excepting therefrom a parcel described as follows:

A tract of land in the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Eighteen (18), Township Twenty-five (25) North, Range Twenty-three (23) East, Town of Red River, Kewaunee County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section Eighteen (18), which is marked by a Kewaunee County Monument; thence South 88 degrees 55 minutes 30 seconds West along the Section line, a distance of Six Hundred Fifteen and 55/100 (615.55) feet to the point of real beginning; thence continue South 88 degrees 55 minutes 30 seconds West along the Section line, Two Hundred Eighty-two and 66/100 (282.66) feet to the center-line of State Highway "57"; thence South 47 degrees 40 minutes West along the said center-line, One Hundred Twenty-nine and 60/100 (129.60) feet; thence South 42 degrees 04 minutes East, Two Hundred Seventy-seven (277) feet; thence North 32 degrees 53 minutes 15 seconds East, Three Hundred Fifty-five and 13/100 (355.13) feet to the point of real beginning.

and,

That part of Government Lot One (1), Section Eighteen (18), Township Twenty-five (25) North, Range Twenty-three East, lying South and East of State Highway "57" and outside of Assessor's Plat Number Two (2) of the Town of Red River, Kewaunee County, Wisconsin, except for tract described in Volume 246, Page 353 of the Kewaunee County Records.

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ASSESSOR'S
PLAT NO.1

DYKESVILLE
BEACH

GREEN BAY

BAY WATCH
CONDOMINIUM

18.053
SUR. 1-28-99

SUR. 6-12-90

SUR. 9-6-92

SUR. 12-4-81

ROAD 2

57

365081

Document Number

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

In Re: See legal descriptions provided in Attachments A and B, warranty deeds, hereby attached and made a part of this restriction.

RECORDS

VOL 341 PAGE 93

RECEIVED FOR RECORD

'99 DEC 9 PM 1 44

MARILYN S. MUELLER
REGISTER OF DEEDS
KEWAUNEE COUNTY, WIS

PD. 24⁰⁰

Recording Area

Name and Return Address

VAN'S Lumber & Custom Bldgs
E176 Ct S
Luxemburg Wis 54217

STATE OF WISCONSIN

)

COUNTY OF KEWAUNEE

)

ss

Parcel Identification Number (PIN)

WHEREAS, Van's Lumber and Hardware, Inc., a Wisconsin Corporation is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Petroleum contaminated groundwater above ch. NR 140, Wis. Adm. Code enforcement standards existed on this property at the following locations on the following date: at East Monitoring Well 3 (MW-3) on April 3, 1998 benzene is 231 micrograms per liter and Methyl tert-butyl ether is 159 micrograms per liter; at East Monitoring Well 7 (MW-7) on April 3, 1998 benzene is 92.3 micrograms per liter; at West Monitoring Well (MW-3) on October 19, 1998 benzene is 1,210 micrograms per liter, toluene is 551 micrograms per liter, and total xylene is 702 micrograms per liter. Location of monitoring wells is provided on Attachment C made part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:



RECEIVED

DEC 15 1999

ROBERT E. LEE & ASSOC., INC.

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, Wayne Van Den Harten asserts that he/she is duly authorized to sign this document on behalf of Van's Lumber and Hardware, Inc.

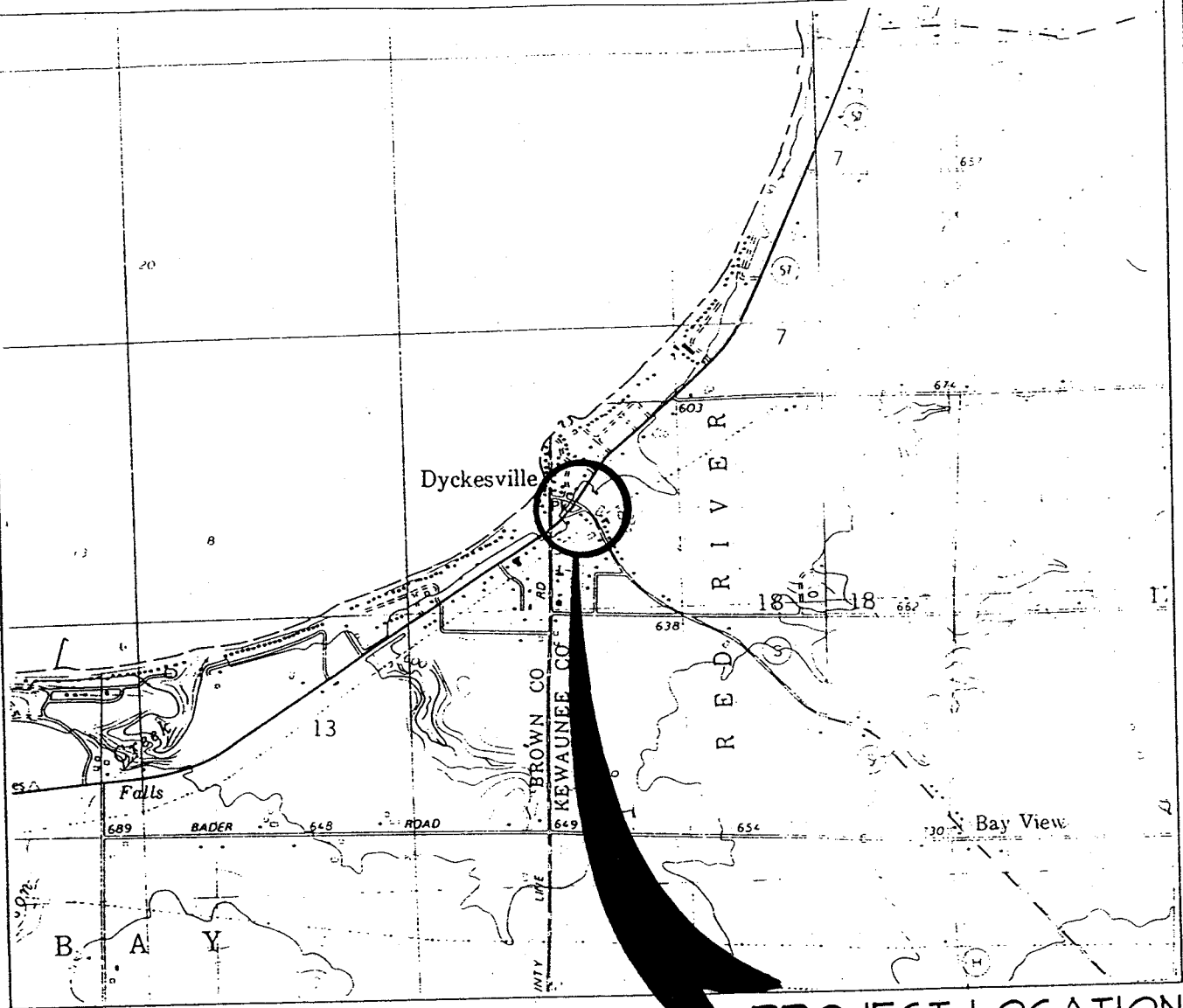
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 9 day of Dec, 19 99

Signature: [Signature]
Printed Name: RAY VANDENHARTEN
Title: PRESIDENT

Subscribed and sworn to before me
this 9 day of Dec, 1999

[Signature]
Notary Public, State of WIS.
My commission 11-24-2002

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by the property owner.



PROJECT LOCATION

LOCATION MAP

VANS LUMBER
E176 COUNTY ROAD "S"
DYCKESVILLE, WISCONSIN



SCALE: 1" = 2000'

FIGURE 1



SCALE: 1"=60'
0' 30' 60' 120'

LEGEND



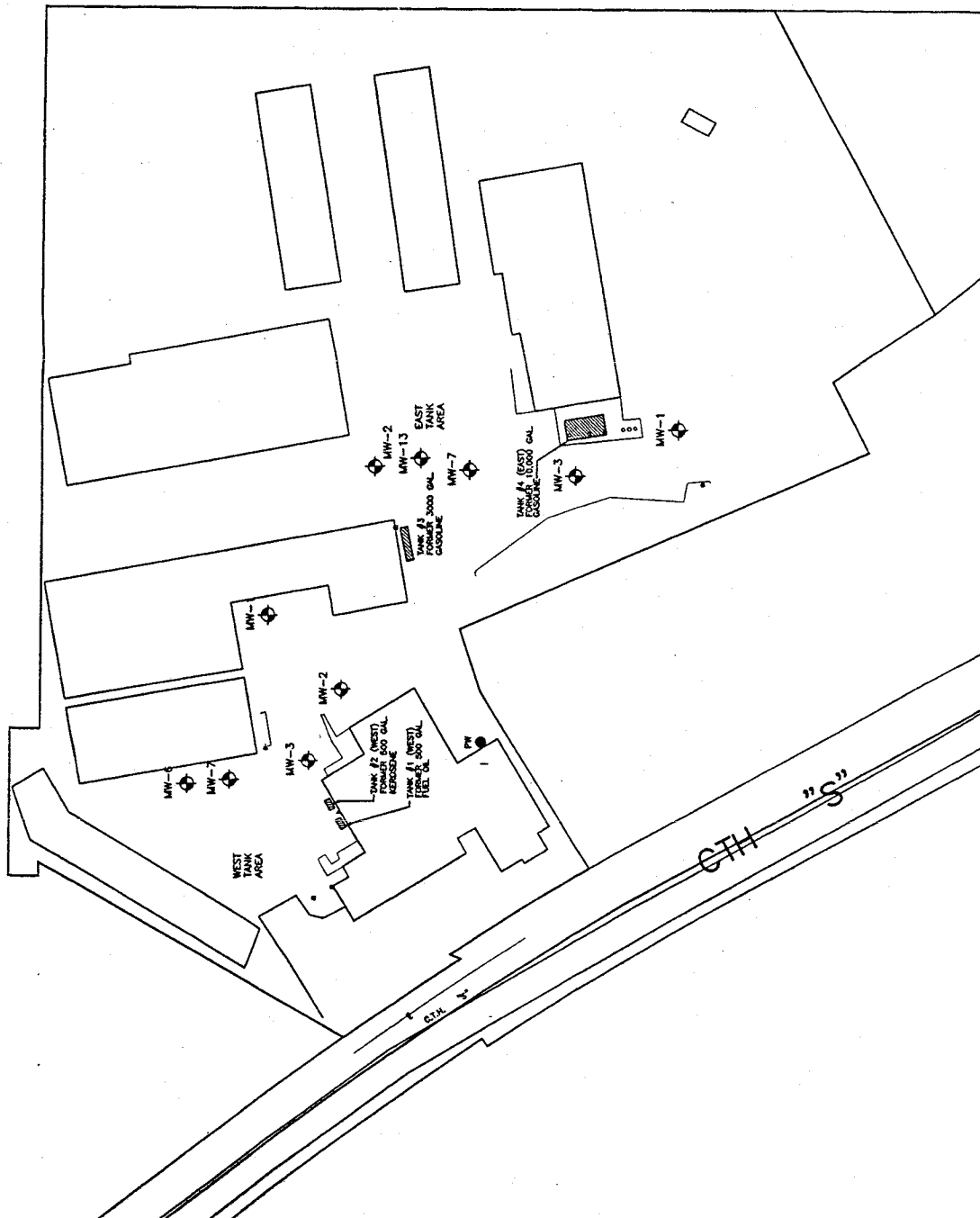
MONITORING WELL LOCATIONS



PRIVATE WELL



FORMER TANK LOCATIONS



VAN'S LUMBER & HARDWAF
E 176 CTY RD. S
LUXEMBURG, WISCONSIN

TABLE 4
Van's Lumber East Tank Area
Natural Attenuation Groundwater Data Summary

PARAMETER	NR 140 PAL	NR 140 ES	MW-1			
			7-23-97	10-24-97	1-20-98	4-3-98
PVOC (µg/L)						
Benzene	0.5	5	ND	ND	NA	NA
Ethylbenzene	140	700	ND	ND	NA	NA
MTBE	12	60	ND	ND	NA	NA
Toluene	68.6	343	ND	ND	NA	NA
1,2,4- Trimethylbenzene	--	--	ND	ND	NA	NA
1,3,5- Trimethylbenzene	--	--	ND	ND	NA	NA
Total Xylene	124	620	ND	ND	NA	NA
Natural Attenuation Indicator Parameters						
Oxygen (mg/L)	--	--	0.1	1.7	0.8	0.9
Iron (mg/L)	--	--	0.2	1.0	1.0	1.5
Sulfate (mg/L)	--	--	45.6	37.2	30.3	30.2
Nitrate (mg/L)	--	--	ND	ND	NA	NA
Methane (µg/L)	--	--	NA	NA	290	368

TABLE 5

PARAMETER	NR 140 PAL	NR 140 ES	MW-2			
			7-23-97	10-24-97	1-20-98	4-3-98
PVOC (µg/L)						
Benzene	0.5	5	ND	ND	ND	ND
Ethylbenzene	140	700	ND	ND	ND	ND
MTBE	12	60	ND	ND	ND	ND
Toluene	68.6	343	ND	ND	ND	ND
1,2,4- Trimethylbenzene	--	--	ND	ND	ND	ND
1,3,5- Trimethylbenzene	--	--	ND	ND	ND	ND
Total Xylene	124	620	ND	ND	ND	ND
Natural Attenuation Indicator Parameters						
Oxygen (mg/L)	--	--	1.0	1.7	2.1	2.2
Iron (mg/L)	--	--	0.1	0.1	0.1	0.1
Sulfate (mg/L)	--	--	86.4	90.3	89.1	87.1
Nitrate (mg/L)	--	--	ND	ND	NA	NA
Methane (µg/L)	--	--	NA	NA	10	1.16

ND = No Detection

NA = Not Analyzed

= NR 140 Preventive Action Limit Exceedance

NR 140 Enforcement Standard Exceedance

22

7674

TABLE 6
Van's Lumber East Tank Area
Natural Attenuation Groundwater Data Summary

PARAMETER	NR 140 PAL	NR 140 ES	MW-3			
			7-23-97	10-24-97	1-20-98	4-3-98
PVOC (µg/L)						
Benzene	0.5	5	51.4	5.09	8.27	231
Ethylbenzene	140	700	4.3	2.63	1.81	46.2
MTBE	12	60	126	106	147	159
Toluene	68.6	343	ND	ND	ND	6.76
1,2,4- Trimethylbenzene	--	--	ND	ND	1.05	31.8
1,3,5- Trimethylbenzene	--	--	ND	ND	ND	ND
Total Xylene	124	620	ND	ND	1.16	22.15
Natural Attenuation Indicator Parameters						
Oxygen (mg/L)	--	--	0.9	5.5	3.4	3.1
Iron (mg/L)	--	--	0.2	0.1	0.1	0.1
Sulfate (mg/L)	--	--	120.0	118	87	99.3
Nitrate (mg/L)	--	--	ND	ND	NA	NA
Methane (µg/L)	--	--	NA	NA	180	350

TABLE 7

East Tank Area

PARAMETER	NR 140 PAL	NR 140 ES	MW-7			
			7-23-97	10-24-97	1-20-98	4-3-98
PVOC (µg/L)						
Benzene	0.5	5	42.2	146	376	92.3
Ethylbenzene	140	700	12.1	76.6	13.9	14
MTBE	12	60	ND	1.17	ND	1.43
Toluene	68.6	343	74.1	119	45.9	179
1,2,4- Trimethylbenzene	--	--	7.1	34.5	10.1	17.2
1,3,5- Trimethylbenzene	--	--	4.1	22.3	14.2	15.3
Total Xylene	124	620	69.0	193.3	69.7	165.1
Natural Attenuation Indicator Parameters						
Oxygen (mg/L)	--	--	3.4	1.8	3.1	2.0
Iron (mg/L)	--	--	0.1	1.0	0.1	0.1
Sulfate (mg/L)	--	--	342	309	256	316
Nitrate (mg/L)	--	--	ND	ND	NA	NA
Methane (µg/L)	--	--	NA	NA	12	11

ND = No Detection

NA = Not Analyzed

 = NR 140 Preventive Action Limit Exceedance

 NR 140 Enforcement Standard Exceedance

Tb1 4 (cont)

TABLE 8
Van's Lumber East Tank Area
Natural Attenuation Groundwater Data Summary

PARAMETER	NR 140 PAL	NR 140 ES	MW-13			
			7-23-97	10-24-97	1-20-98	4-3-98
PVOC (µg/L)						
Benzene	0.5	5	2.7	ND	ND	ND
Ethylbenzene	140	700	6.8	ND	ND	ND
MTBE	12	60	ND	ND	ND	ND
Toluene	68.6	343	24.2	ND	1.31	ND
1,2,4- Trimethylbenzene	--	--	5.8	ND	ND	ND
1,3,5- Trimethylbenzene	--	--	2.9	ND	ND	ND
Total Xylene	124	620	30.7	ND	1.29	ND
Natural Attenuation Indicator Parameters						
Oxygen (mg/L)	--	--	3.6	2.4	2.7	3.2
Iron (mg/L)	--	--	0.1	0.1	0.1	0.1
Sulfate (mg/L)	--	--	283	291	269	271
Nitrate (mg/L)	--	--	ND	ND	NA	NA
Methane (µg/L)	--	--	NA	NA	ND	ND

ND = No Detection

NA = Not Analyzed

= NR 140 Preventive Action Limit Exceedance

NR 140 Enforcement Standard Exceedance

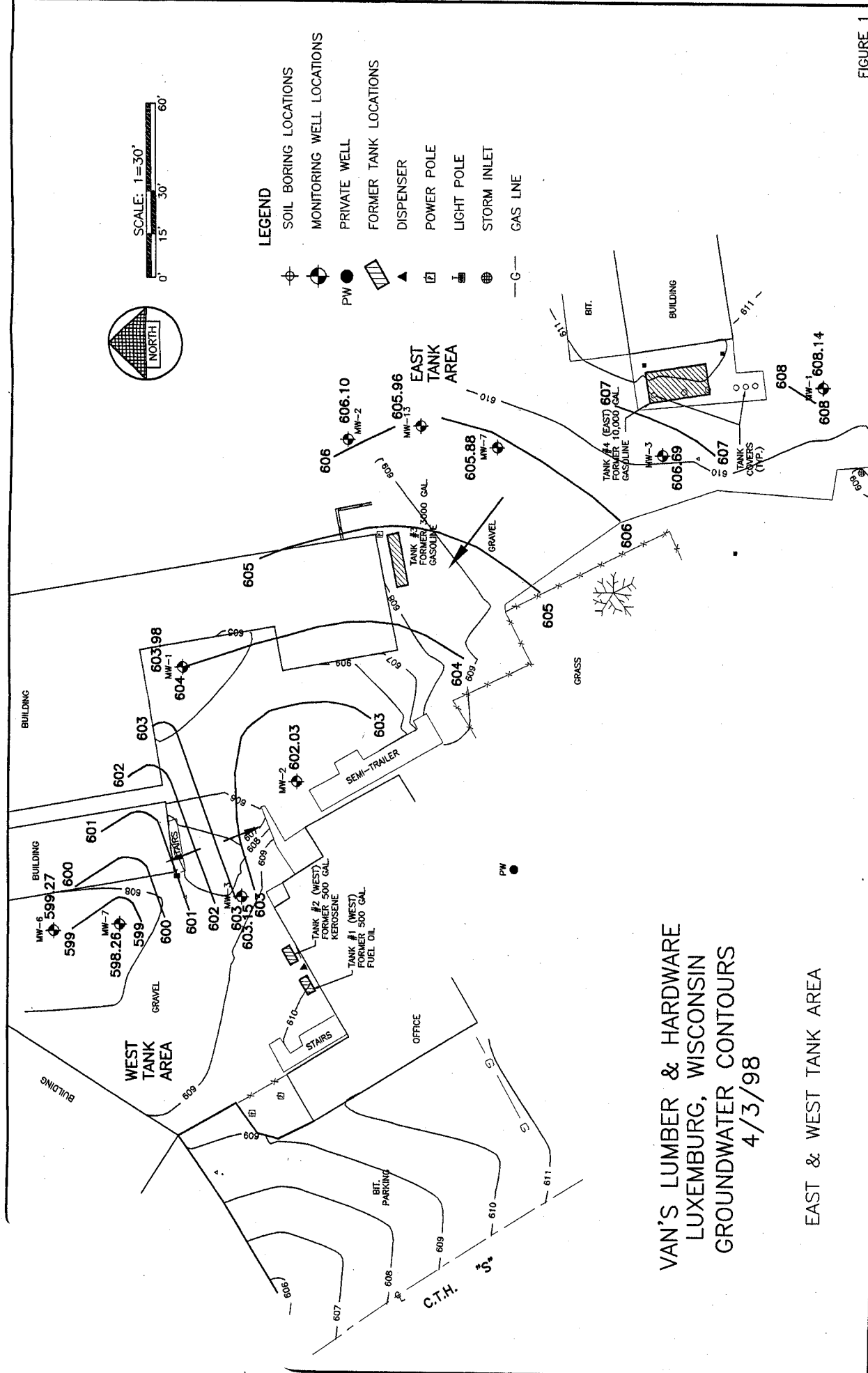
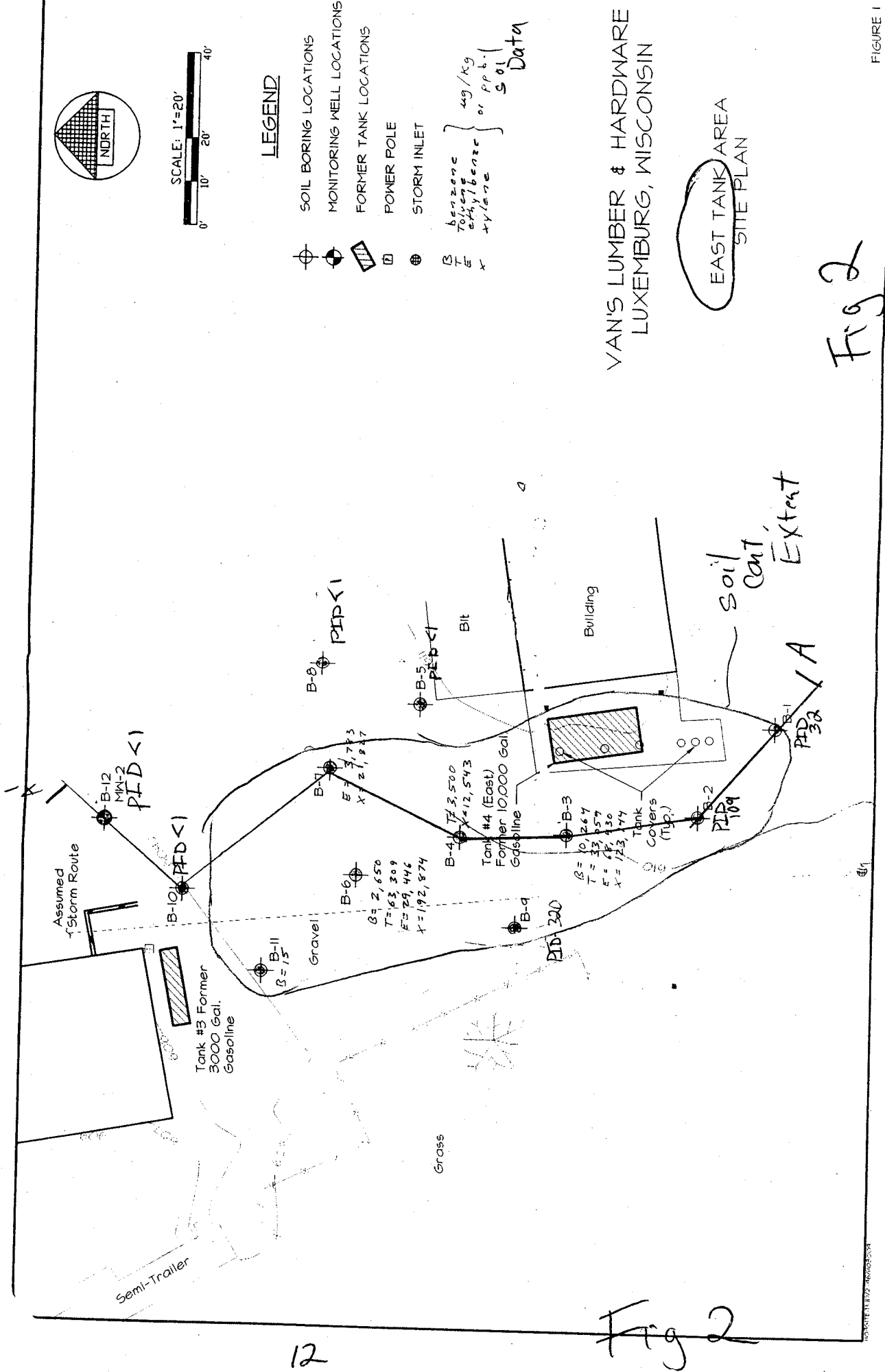


FIGURE 1

VAN'S LUMBER & HARDWARE LUXEMBURG, WISCONSIN GROUNDWATER CONTOURS 4/3/98

EAST & WEST TANK AREA

attributed to laboratory error. The site investigation report dated September 2, 1994.



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East Area

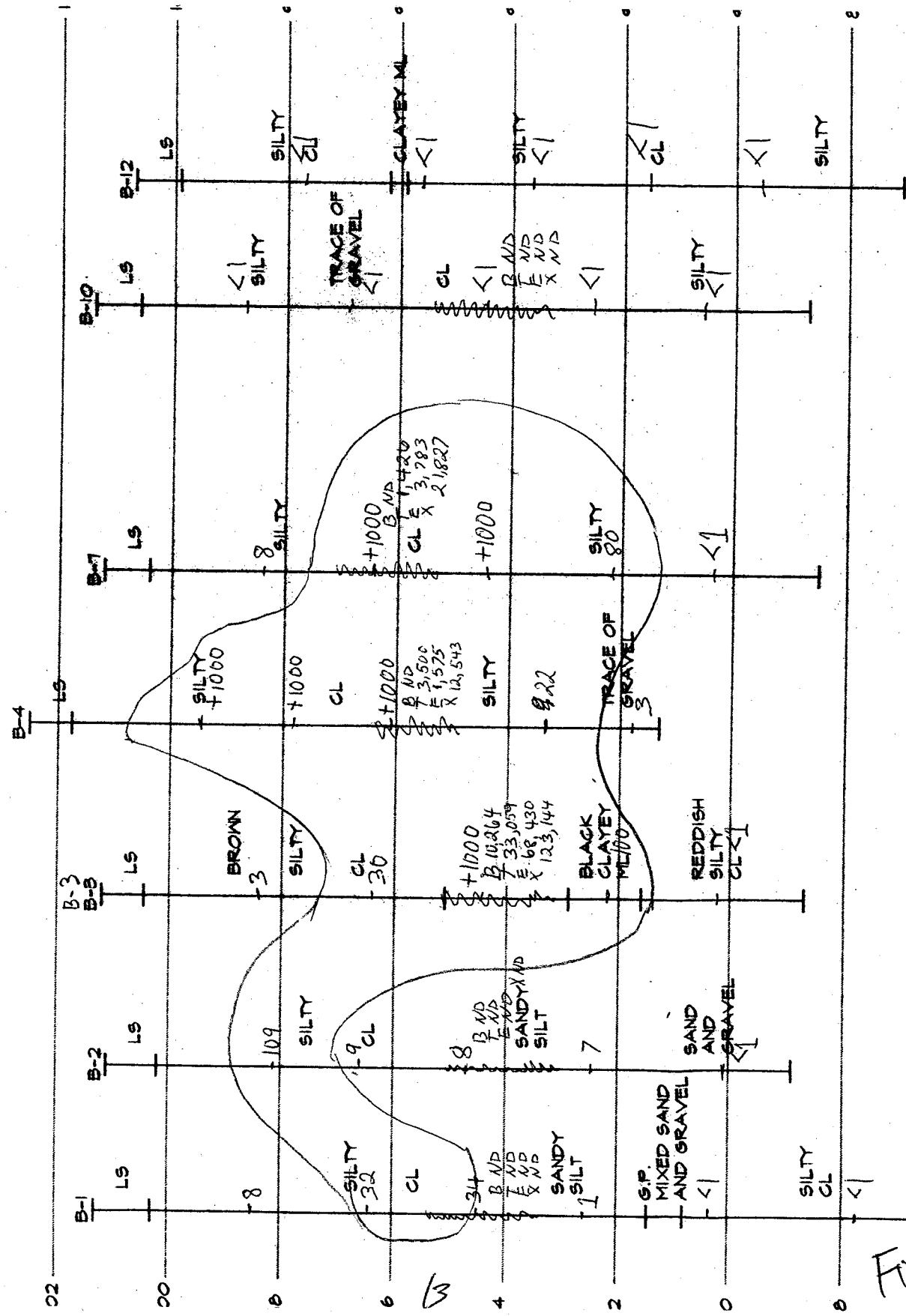
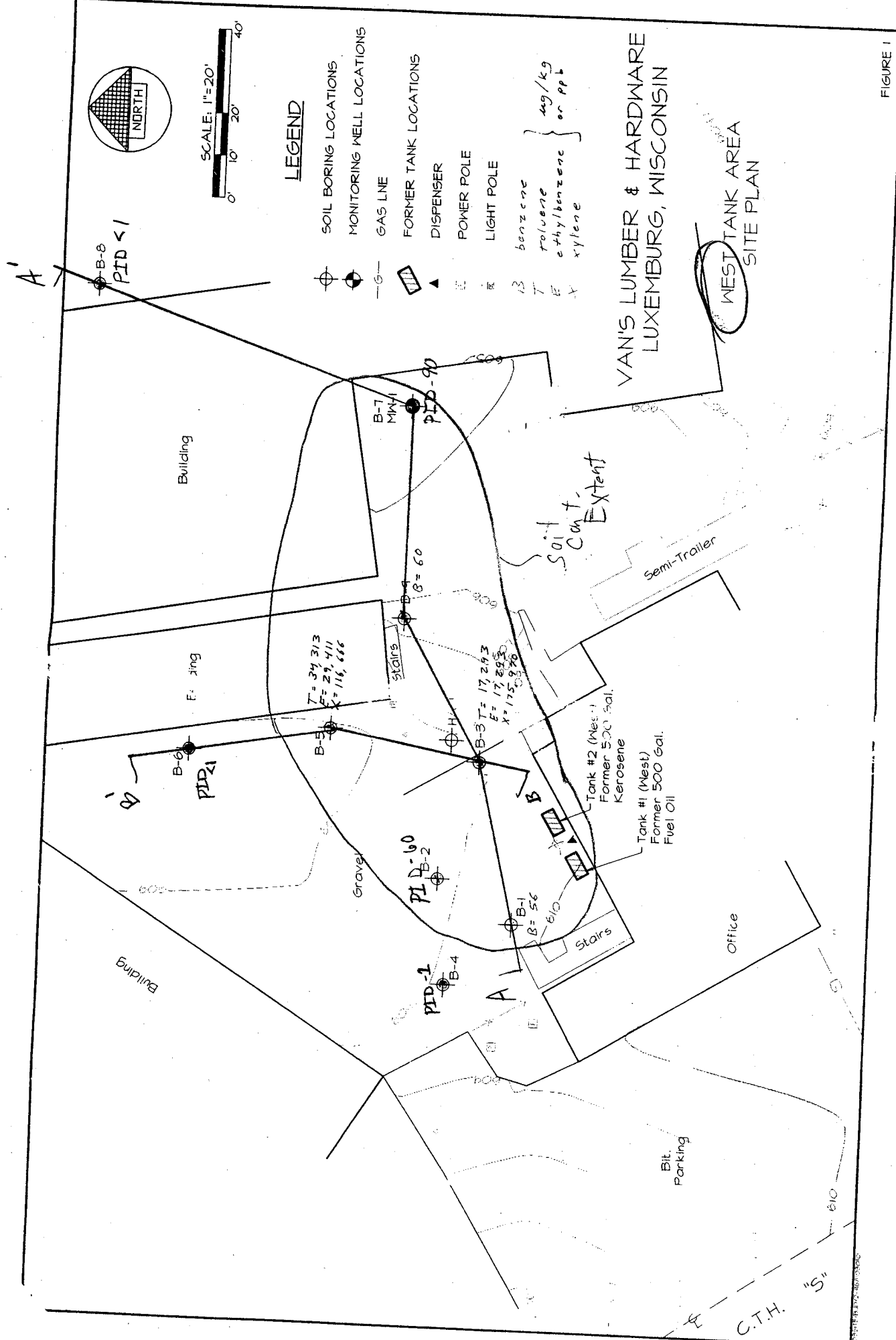


Fig 3

-PID

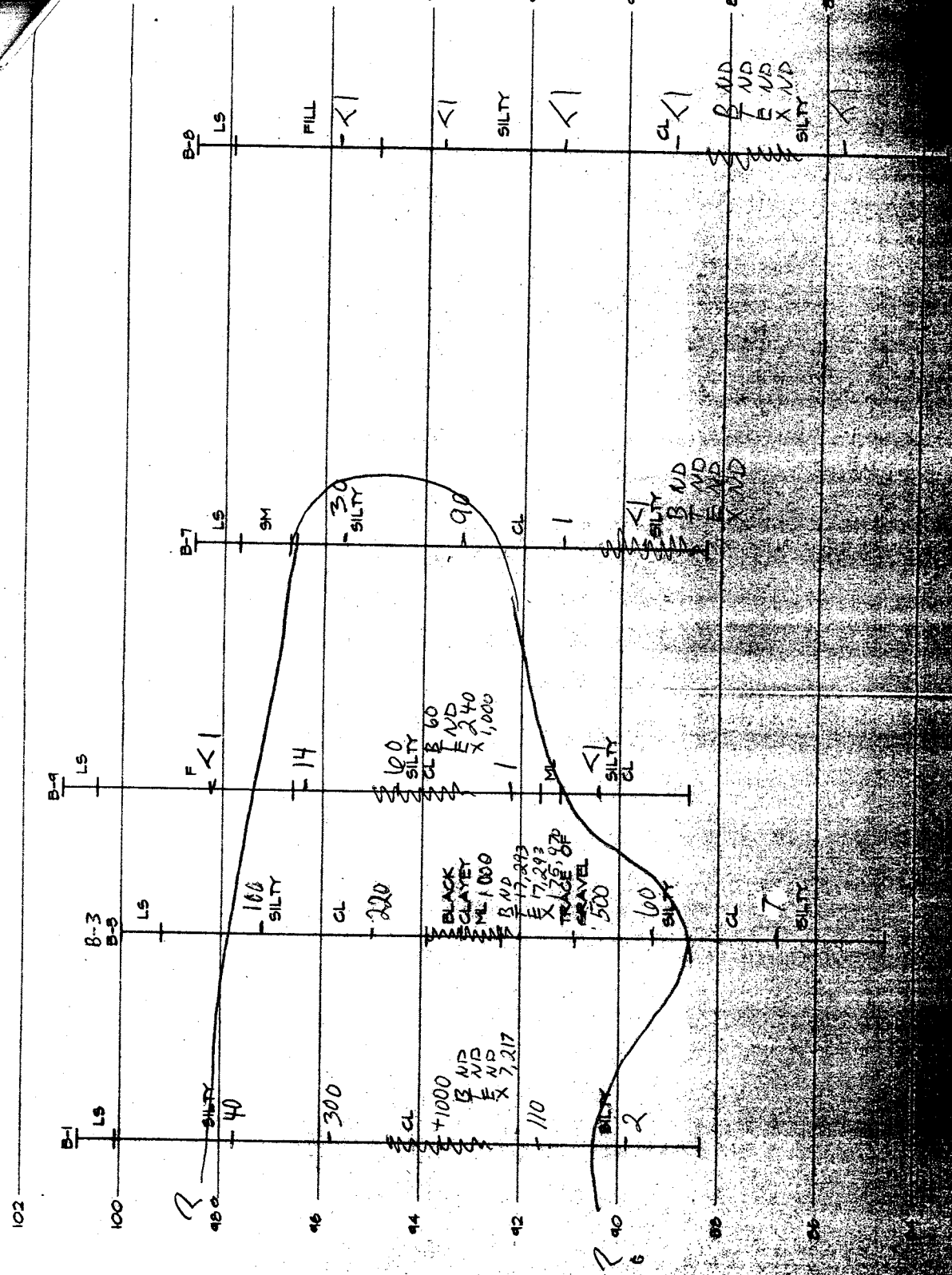
Sample Interval



West Area

A

A



Sample Interval

PID

Fig 5